

LYNDON CITY COUNCIL
REGULAR MEETING MINUTES OF
February 6, 2017

The Lyndon City Council met in regular session on Monday, February 6, 2017, 7:00 p.m., at City Hall.

1. CALL TO ORDER: Council President Schmitt called the meeting to order.

- a) ROLL CALL: City Clerk called roll of the City Council. Council President Darin Schmitt and members Bill Patterson, Doug Watson, and Ryan Kuhn present. Mayor Morrison absent with notification.

City Staff present: Pat Walsh, City Attorney; Julie Stutzman, City Clerk; David Wilson, Maintenance Supervisor; and Darrel Manning Chief of Police/Zoning Administrator;

Others Present: Ken Kuykendall, Osage County Commissioner; Stephanie Watson, Osage County Economic Development; Thaniel Monaco, BG Consultants; Eric Vogel and Zachery Peres, Kwikom Communications.

2. ADOPTION OF MINUTES OF PREVIOUS MEETINGS:

- a) Watson made the motion to approve the regular meeting minutes of January 17, 2017 as written. Patterson seconded, motion carried.

3. CONSENT AGENDA:

- a) Approval of Bills: Kuhn made the motion to approve the bills as set forth. Schmitt seconded, motion carried.

4. PUBLIC COMMENTS: None.

5. CORRESPONDENCE TO COUNCIL:

- Public Wholesale Water Supply District #12 meeting minutes of January 18, 2017.

6. UNFINISHED BUSINESS:

- a) NOTICE TO PROCEED ON DESIGN - BG CONSULTANTS: Thaniel Monaco with BG Consultants in Manhattan provided Council a list of discussion topics. The City received funding through the CDBG grant the orientation is on Wednesday, February 8, 2017.

He stated Terracon drilled preliminary holes for geology and the soil is very good for the lagoon as far as permeability, however, some areas of rock were indicated. The second page shows the approximate location of the drill sites taken on the property and the next page provides a summary of the borings.

Mr. Monaco briefly discussed the options for land purchase with Council and the need for temporary financing in the form of bonds.

He stated there is a map of the proposed location of the lift station and initial contact made with the landowner and as well as the URA letter with preliminary site layout. Mr. Monaco also provided a map of the two alternate locations for the force main easements from the lift station to the lagoon. Alternate #1 runs south to 68 highway and west to the proposed lagoon site. Alternate #2 runs in a southeast direction to 261st street to lagoon site.

He stated if the Notice to Proceed is approved, surveyors would begin surveying Alternate #1 on Wednesday to look at existing utilities and any conflicts to determine the best location for the easements. If Alternate 1 for the main has too many conflicts then the Alternate #2 will be considered.

Mr. Monaco stated due to the extent of the project; BG would like to submit everything to the State by the end of November 2017 to allow KDHE a time to review the project and the bid process could begin in 2018. Watson made the motion to approve and authorize the Mayor to sign the Notice to Proceed with BG Consultants to execute the professional services contract dated September 1, 2016 for wastewater system improvements. Kuhn seconded, motion carried.

- b) CDBG ORIENTATION: The City Clerk stated the City received notification of an orientation meeting for grantees of the CDBG grant required by the Department of Commerce that will be held on Wednesday, February 8, from 9 a.m. to 1 p.m. in Salina. After a brief discussion, Patterson made the motion to have the City Clerk to attend the orientation in Salina and to include lodging and transportation costs. Schmitt seconded, motion carried.

7. NEW BUSINESS:

- a) SENIOR HOUSING - STEPHANIE WATSON, OCED: Stephanie Watson presented to Council to discuss support of Senior Housing. Ms. Watson stated the proposed site for the senior housing project has not changed is still located behind the Osage County Sheriff's office on the corner of 14th and Adams Street.

She stated that this is a Senior Housing Tax Credit program through Kansas Housing Resource Corporation. Ms. Watson stated they had the tax credits, however, was not able to find investors due to promoting Osage County as multiple sites in a rural area, which in turn made the tax credits hard to sell. The cities included in the project are Williamsburg, Lyndon, Osage City, Burlingame, Overbrook and Harveyville. She stated they now have the investors, financing is available, they submitted the application and the land is available. Ms. Watson stated the only thing she needs from the City at this time is a resolution of support for the project. She stated if they awarded the tax credits, she will return to request the City to waive the tap fees for utilities.

Patterson stated the proposed site is not within corporate city limits and asked if the land would be annexed. Ms. Watson stated the annexation of the land has been discussed with the Osage County Commissioners and will be annexed. He also stated that in the previous project the City was asked to provide main extensions for water and sewer and asked if that was going to be requested again.

Ms. Watson stated there is enough funding that the installation of the lines are included in the project cost and only tap fees would be requested to be waived.

County Commissioner Kuykendall stated it is early in the project and other Osage County Commissioners as well as the developers are attending other council meetings in the county to gain support of the project. He stated there is less commitment needed from the County and City in the updated project and the developers have not asked for any tax rebates on the property through the rebate program. Ms. Watson stated if they are awarded the tax credits, construction will begin in August 2017 and the first unit will be open in October 2017. It was noted the award of the tax credits will possibly be in May.

- b) RESOLUTION 2017-3 - SENIOR HOUSING: Kuhn made the motion to approve and authorize the Mayor to sign Resolution No. 2017-3 in support of Senior Housing. Watson seconded, motion carried.
- c) KWIKOM WATER TOWER LEASING: Zachery Peres, Vice President and Eric Vogel, Field Operations Manager with Kwikom Communications provided Council with information about Kwikom services and a contract for the City to consider. Kwikom Communication offices are in Iola, KS and have been in business since 2004.

Mr. Peres stated they would like the City to consider leasing the water tower to provide high- speed wireless service to Lyndon residents and surrounding area. He stated they have already provided the service to area communities such as Melvern, Scranton, Burlingame, Overbrook, Williamsburg and Vassar and working with Carbondale. Mr. Peres stated they also have provided services to several rural water districts and coops. The City Attorney asked if they want to lease the standpipes behind the Sheriff's office or the water tower at City Park. Mr. Vogel stated due to the height of the water tower at City Park and the location in the center of town; it would be a preferred location.

After a lengthy discussion about the available services, monthly cost to subscribers, and the options for equipment installation on the tower, Council tabled the matter to give the City Attorney time to review the contract.

- d) CONNECTING LINKS AGREEMENT: Council received a proposed agreement from the County Commissioners for connecting link maintenance along 6th Street. After some discussion, a motion was made by Schmitt not to enter into the proposed agreement for the maintenance of 6th Street. Watson seconded the motion, which carried.
- e) KDWPT ANNUAL ASSURANCE STATEMENT: Watson made the motion to approve and authorize Council President Schmitt to sign the Annual Assurance statement with the Kansas Department of Wildlife, Parks and Tourism in regards to Jones Park. Patterson seconded, motion carried.
- f) KRWA DELEGATE DESIGNATION: The City Clerk stated that each year the City receives a delegation designation for the KRWA Annual Conference and Exhibition held on March 28-30, 2017. She stated that the Maintenance Supervisor and

operators attend this conference and recommended the delegates be the Maintenance Supervisor Dave Wilson and Assistant Supervisor Scott Culley. It was consensus of the Council to proceed with Wilson and Culley being the KRWA delegates.

8. STAFF REPORTS:

- a) POLICE: No report.
- b) PLANNING AND ZONING: No report.
- c) PUBLIC WORKS: Council received a copy of the Maintenance Activity report.

BG Consultants were in town the previous Friday and installed the flow meters for the wastewater project.

The sign at City Park is painted and will be put back in the next couple of days. We will contact the organizations who have signs to see if they want to replace or upgrade their current signs before they go back up.

The damaged decorative light is replaced and is back in working order.

The Maintenance Supervisor stated he has been working on the meter list and looking at meters that have been in 10 years or more to begin a replacement strategy. He stated he would like to look into the industry standard as far as replacement before implementing a plan. The Maintenance Supervisor stated if the City replaces 50 meters a year for the first 5 years, it will gain a carry over, however, after those 5 years starting in 2026 it would be set at 50 meter per year replacement plan. He stated those 50 meters a year at current pricing would be approximately \$6,137, approximately \$130 per meter. The meters changed out in different years based on high usage and industry standards.

It was noted that out of the thirty lead and coppers letters sent out to residents, the City only received 13 responses. The Maintenance Supervisor stated according to KDHE, the City as to have 10 test sites. He stated the test sites and plan have been to approved by KDHE before the end of June as July is the month the test is to be taken and sees no concerns in the plan he has prepared. The Maintenance Supervisor stated they will have another session at the conference in Wichita and may attend.

The #2 valve on clarifier #1 at the sewer plant is down and he is working with Mead O'Brien for options on repair. The Maintenance Supervisor stated he may have to pull the valve and have it repaired in their shop and is waiting on a price quote.

The City Attorney asked if there was still discussion about capping the main from the former lake property to the water plant. The Maintenance Supervisor stated he would like to visit with the City Attorney about that more and will probably wait until we see how the sewer project progresses.

- d) CITY CLERK: Council received a copy of the Clerk's report and briefly discussed.

The City Clerk discussed with Council the complaint about drainage issues in front of the new salon/realty office. No action taken.

The City Clerk stated the December 19, 2016 minutes need to be amended to allow for year-end transfers. The following amendment will be included in the December 19, 2016 minutes: The City Clerk discussed year-end transfers that will be done after discussion with the auditor once he or she is onboard. Watson made the motion to authorize the City Clerk to the appropriate year-end transfers as discussed. Patterson seconded, motion carried.

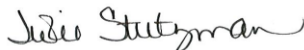
9. COUNCIL/MAYOR COMMENTS AND REPORTS:

Patterson asked if the Trailblazer for the Police Department is repaired and the City Clerk stated it has.

Patterson asked when the Citywide Clean up day is and the City Clerk stated it will be June 17, 2017 in conjunction with the car show and the Citywide clean up will be June 24, 2017.

10. EXECUTIVE SESSION: None.

11. ADJOURNMENT: Patterson made the motion to adjourn to Monday, February 20, 2017, at 7:00 p.m. for regular meeting. Kuhn seconded, motion carried.



City Clerk